

HISTORIC CORE, LEARY WAY & GILMAN STREET – Package 1

Comprehensive Plan and Zoning Code Amendments

Planning Commission – April 20, 2016



City of Redmond
WASHINGTON



Purpose & Vision for Old Town Historic Core Amendment

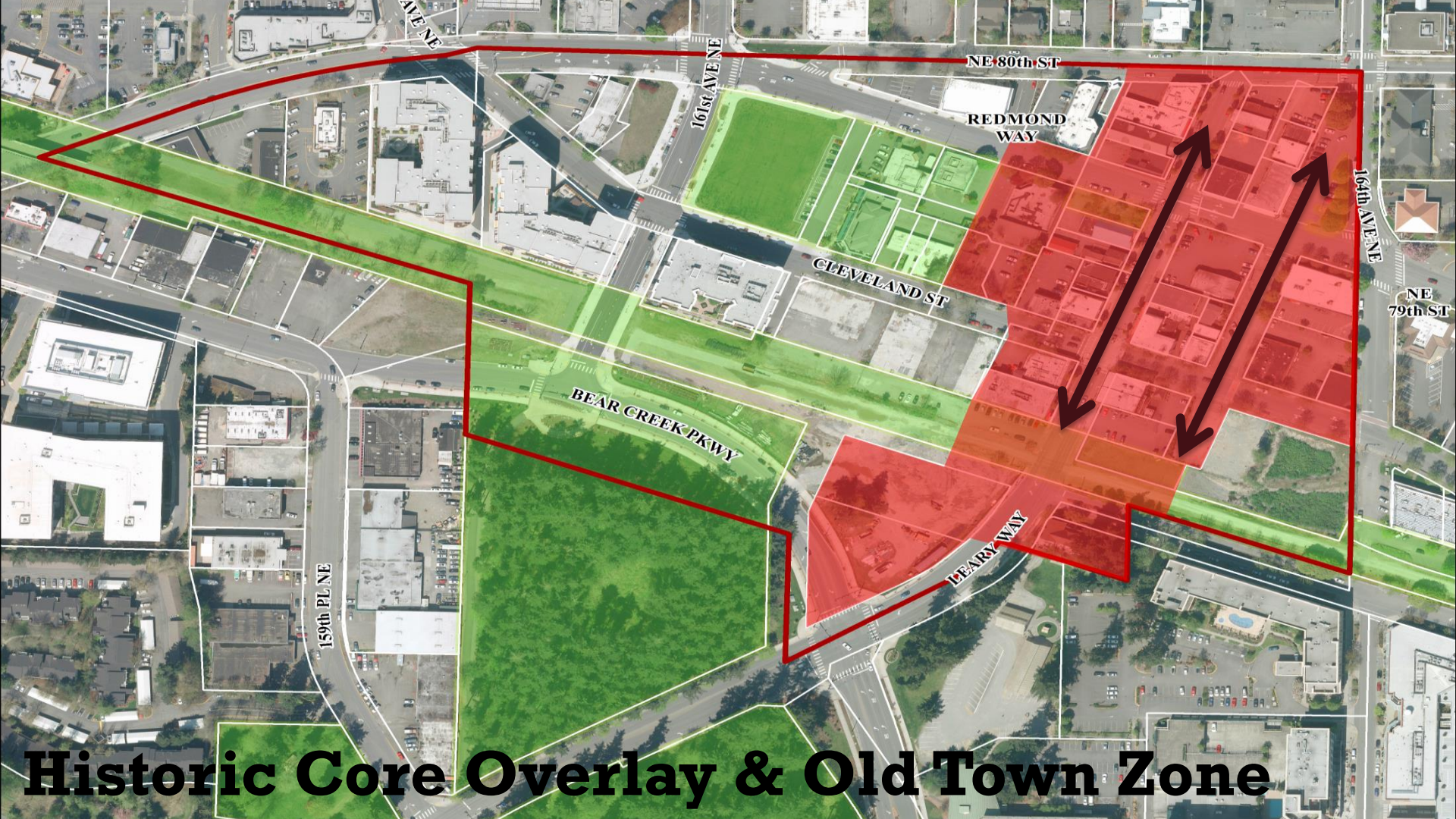
Long-term plan

Establish/update policies & standards

Significant participation by property and business owners & community stakeholders

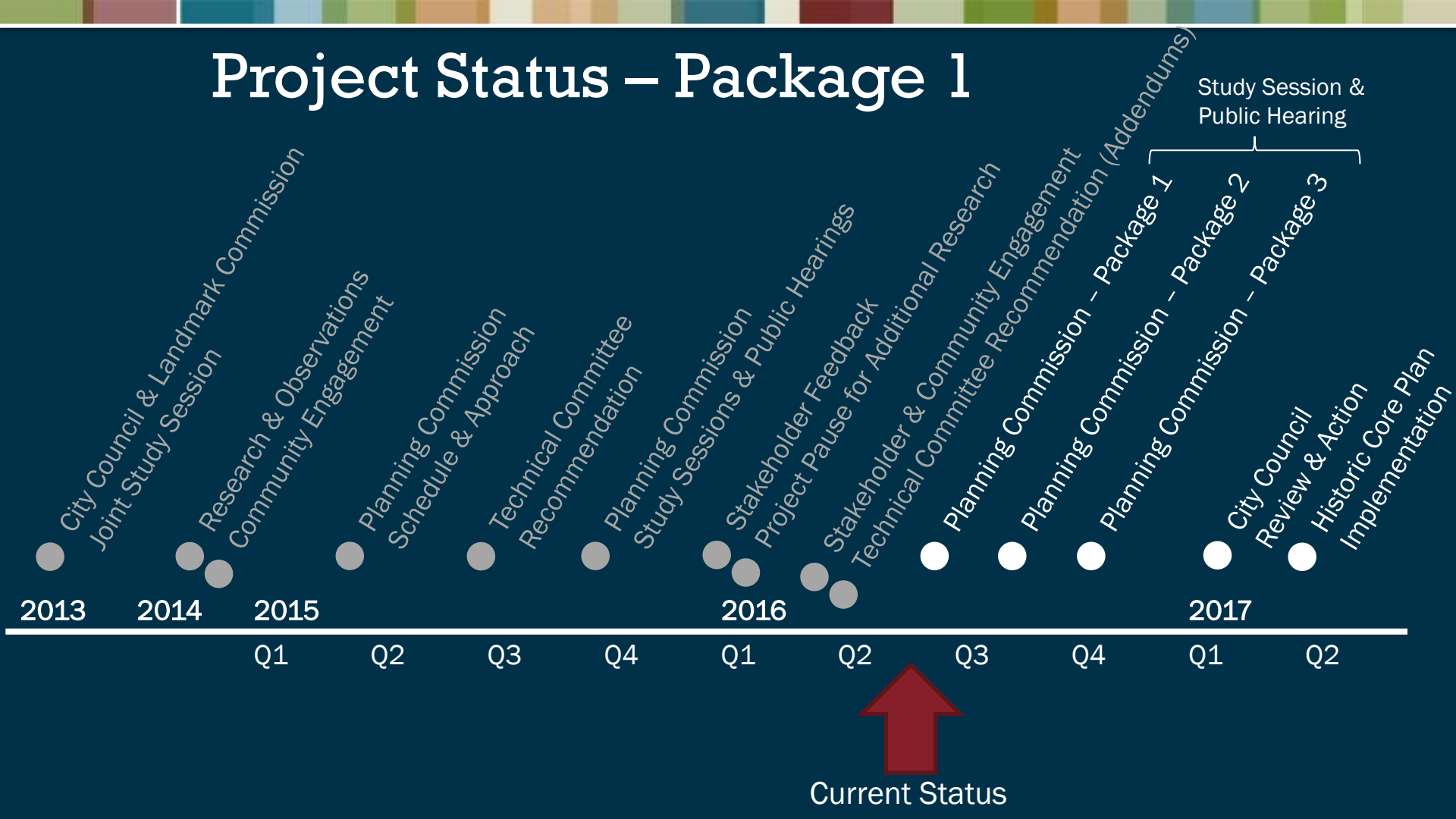
Vision for City's first business district including:

- Focus on retail activity
- Economic vibrancy
- New buildings blend with refurbished
- Urban village pattern



Historic Core Overlay & Old Town Zone

Project Status – Package 1





KEY RECOMMENDED REFINEMENTS

TOPICS

Package #1

Comprehensive Plan

Policies

Historic Core Vision

Zoning Code (RZC)

Small Lot Residential Density Limit

Exterior Building Material-
preliminary

Package #2

June/July

- Parking
- Building Cap
- Corner Treatment
- Design Standards & Review Alternative

Package #3

August/September

- Leary and Gilman
- Ped Connections, Streetscape, Café Plazas, Parklets, and Streateries
- Building Base
- Height, Mass, and Stepbacks & Incentive Strategies
- Material - *final*
- Transparency
- Encroachments
- Signage
- Fronting on Parks

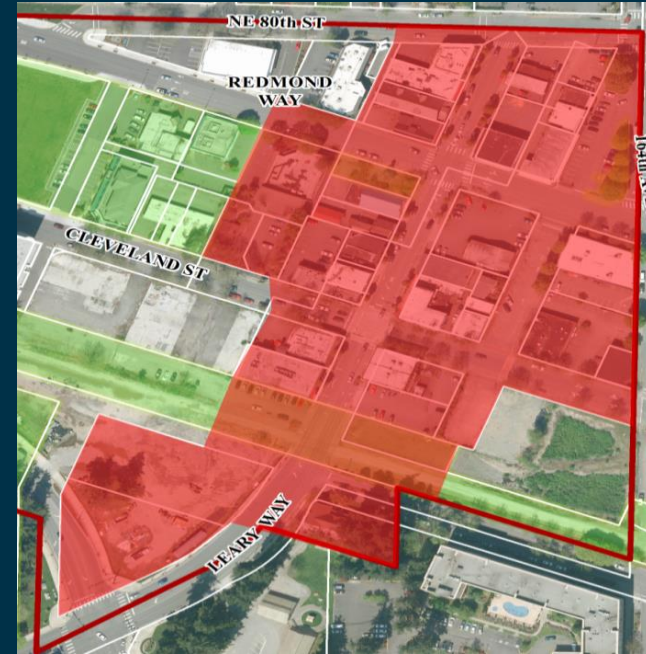
Comprehensive Plan Policies & Historic Core Vision

- Stakeholder comments:
 - Area for Historic Core standards?
 - Vision for the Historic Core?
 - Architecture & design?
- Recommendations:
 - Standards apply in Historic Core
 - Historic Core vision includes:
 - Traditional character
 - Respectful of historic structures in the Core
 - Avoiding false sense history



RZC: Small Lot Residential Density

- Density limit based on size of parcel
- Considered redevelopment of individual, small lots in Historic Core



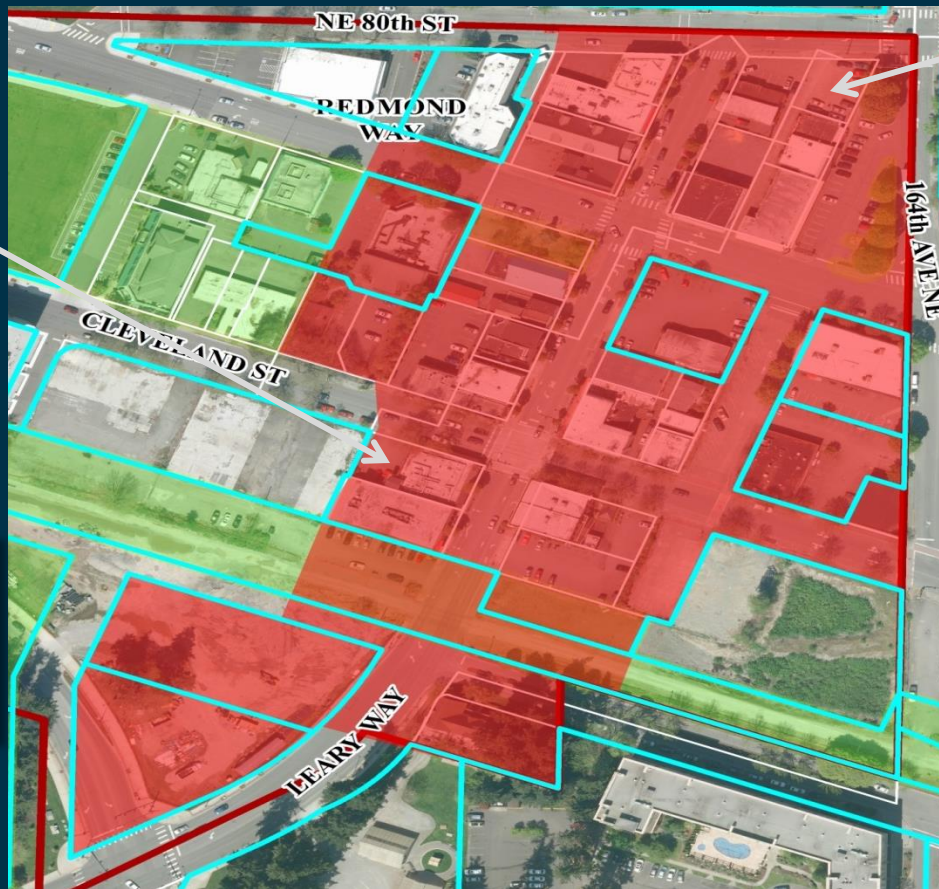
RZC: Small Lot Residential Density

- Stakeholder comments:
 - Remove the density requirement from the Downtown Residential Density calculation
- Recommendations:
 - Remove density requirement
 - Smaller development projects respect traditional and historic building patterns
 - Maintain and rely on bulk, height, parking, & other design standards

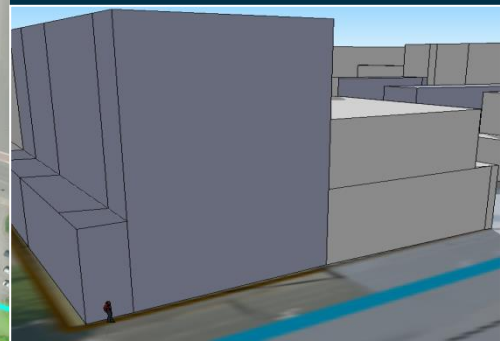


Comparison to Current Code

Lot	7,200 sq ft
Allowed	6 dwelling units (36 du/ac)
Stories	3
Estimated with amendment	14 dwelling units



Lot	4,442 sq ft
Allowed	3 dwelling units (30 du/ac)
Stories	6
Estimated with amendment	25 dwelling units



RZC: Exterior Building Material (preliminary)

- Respectful
- Balance
- Blend
- Focus
- Transition
- Durable
- Locational
- Economics
- Options
- Predictable



RZC: Exterior Building Material (*preliminary*)

1st story

- High quality masonry
- Texture
- Variety
- Experiential design for pedestrian
- Buildings of 1-2 stories may use wood

2nd – 3rd story

- Masonry including masonry panel
- If stepped back 10', also modern material

Accent material (10%)

- Wood
- Stucco
- Glass
- Metal
- Concrete

Above 3rd story

- Old Town Material Standards
- Buildings should incorporate materials similar to those used on existing historic structures
- Brick, stucco, wood, & stone

Administrative Design Flexibility

- Better meets intent of goals & policies
- Superior design
- Provides benefits
- Timeless, respectful of historic & traditional character of structures



RZC: Exterior Building Material (*preliminary*)

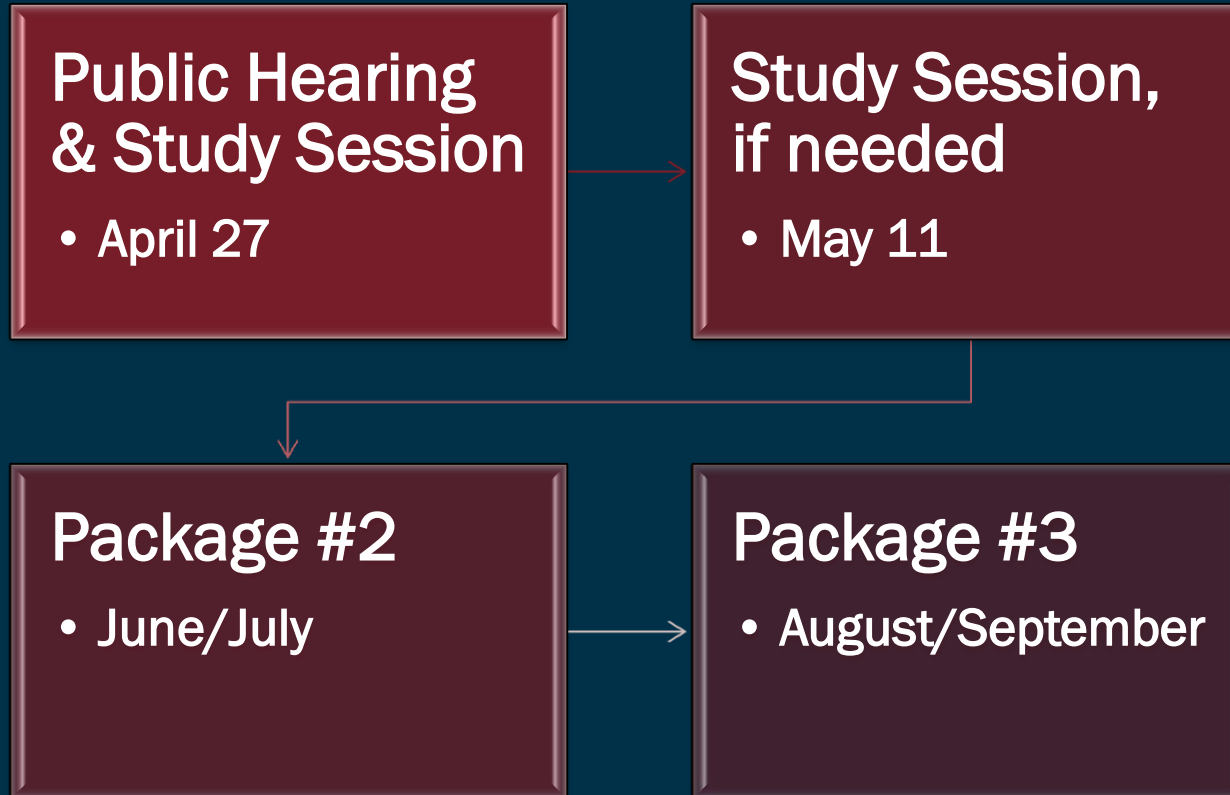
- Stakeholder comments:
 - Clarify use of modern and supplemental material such as at the first story and where building faces non-pedestrian areas
- Recommendations:
 - Use of other material at utilitarian façades, extending traditional material 20' along facade





ISSUES & ADDITIONAL QUESTIONS

Package #1 Next Steps





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Downtown Zones

